CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 22, 2015

Emprise Bank
257 N. Broadway
Wichita, KS 67202

Luminous Neon, Inc.
Attn: Andrea Edwards
1429 W. 4th Avenue
Hutchinson, KS 67501

RE: **BZA2015-00058 City Sign Code administrative adjustment for Emprise Bank to reduce the distance between on-site signs to 116 feet and to bring non-complying sign into compliance, generally located west of North West Street, along the north side of West Central Avenue (3900 W Central.)**

Legal Description: BEG SW COR LOT 1 NBW BLDG ADD TH E 200 FT S 20 FT W 200 FT TO E LI WEST ST N 20 FT TO BEG BEING PART LOT 1 REXSTILLER ADD AND LOT 1 EXC S 247 FT W 310 FT & EXC N90 FT W 200 FT & 15 FT VAC ELM ST & 10 FT VAC ALLEY ON N & EXC E 119 FT THEREOF REXSTILLER ADD. AND S 247 FT W 310 FT LOT 1 EXC S 199 FT W 125 FT & EXC N 48 FT W 200 FT & EXC BEG 125 FT E SW COR TH E 75 FT N 107 FT W 6 FT N 40 FT E 6 FT N 52 FT W 75 FT S 199 FT TO BEG REXSTILLER ADD., Wichita, Sedgwick County, Kansas.

Dear Applicants:

We reviewed your request for a Sign Code Adjustment to reduce the separation between ground signs from 150 to 116 feet on the aforementioned property and allowing an "off-site" sign that does not exceed one hundred square feet in area or twenty-five feet in height, on a zoning lot that abuts the zoning lot on which the advertised business is located and on which the proposed "off-site" sign would otherwise be allowed by the "on-site" regulations.

Section 24.04.251.2.a of the Sign Code allows an adjustment reducing the minimum allowed distance required between on-site ground, monument or pole signs by up to one-third and Section 24.04.251.2.j of the Sign Code allowing "off-site" signs that do not exceed one hundred square feet in area or twenty-five feet in height, provided that the sign for the business being advertised is located on a zoning lot that abuts or is adjacent to the zoning lot on which the advertised business is located, and on which the proposed "off-site" sign would otherwise be allowed by the "on-site" sign regulations and when the three conditions required by Section 24.04.251.6 of the Sign Code are met. We find that reducing the sign spacing from 150 to 116 feet and allowing an "off-site" sign on an abutting zoning lot that would be allowed as an "on-site" sign for advertising uses on the abutting lot as proposed meets the three conditions required by Section 24.04.251.6 of the Sign Code as set out below:

1) Impact on existing uses in surrounding areas: Existing uses in surrounding areas include retail and office land uses along two, four-lane arterial streets. The proposed sign adjustments should have no negative impacts on any existing commercial uses in the area.

2) Compatibility with existing or permitted uses on abutting sites: Reducing the sign spacing and allowing the "off-site" sign on the abutting zoning lot should not reduce compatibility of the signs with surrounding uses, as sign spacing will still be 116 feet for the existing signs and the "off-site" sign has been existing for many years without any issues.

3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; there will be no impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Sign Code administrative adjustments for Emprise Bank to reduce the distance between on-site signs to 116 feet and to bring a non-complying sign into compliance on the aforementioned property is hereby granted, subject to the following conditions:

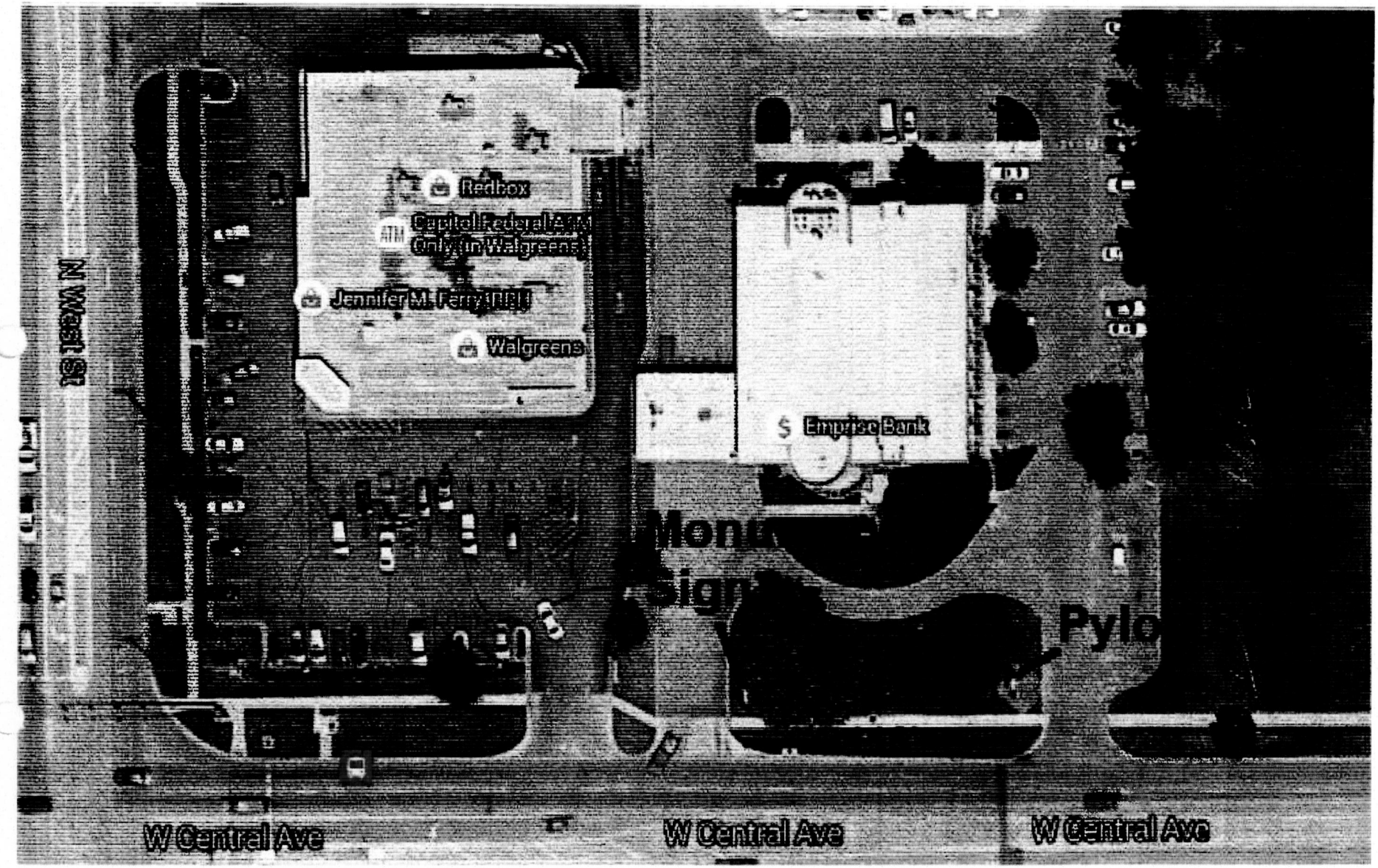
1) The signs shall conform to the approved elevation renderings and site plans.

2) If the Zoning Administrator finds that there is a violation of any of the conditions of the Sign Code Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Sign Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The development application sign should now be removed from the property.

Dale Miller, Director
Metropolitan Area Planning Department

Thomas J. Stolz, Director
Metropolitan Area Building and Construction Department


N Main St
Redbox
Capitol Federal ATM
Only in Walgreens
Jennifer M. Ferry, DDS
Walgreens
Emprise Bank
Pyle
W Central Ave
W Central Ave
W Central Ave